



March Activity Summary

Franklin County Economic Development Commission

Business Development/Marketing

- Submitted the 80-acre Brackney parcel in South Gate as an eligible applicant for the Duke Energy “Site Readiness” program. The purpose of the program, offered by Duke’s economic development team, is to provide feedback and assistance to selected property owners and EDC’s on the development potential and marketability of the property.
- Communicated with Commercial Development Company, the broker representing the Sperry Rice property. The property is being offered in conjunction with the Sperry Rice property in Ohio, or as separate properties. The Brookville facility is being offered with a lease in hand.
- Communicated with the owner of the former Batesville Aviation Services property to confirm property details and offering terms for the entire facility. The property’s listing on the IEDC’s sites and buildings database was updated to reflect the changes.
- Received four unique manufacturing project leads from the IEDC, one of which is still actively considering our property submission.
- Received the APC project submission/development plan for the Brackney site to digitize and forward to potential utility providers.
- Nominated Main Street Brookville for the *America’s Main Street* program and encouraged other community leaders to do so as well.
- Reached out to a development contact to gauge interest in supporting local community-based projects and initiatives in the Brookville area.

Project Management

- Continued working with the Town of Brookville and the Valley House development team. A presentation on tax abatements, economic revitalization areas and economic development target areas was given at the Brookville Town Council meeting on March 13th. A brief property tax impact analysis was also offered for Town Council consideration, in addition to discussion on other project related development items. This information was passed along to the Brookville Redevelopment Commission for formal consideration of their support of the project.
- Hosted a project status conference call for the hotel feasibility study. Mike Lindner with Hotel R & D, LLC visited the Brookville area and surrounding communities for field research and meetings with identified demand generators the week of March 19th. A return visit is anticipated prior to the completion of the study.
- Participated in two Opportunity Zone webinars. Opportunity Zones are a federal tax incentive created to encourage developers to reinvest capital gains and encourage long-term investments in low-income urban and rural communities nationwide.

- Following an analysis of the program, one of two possible Franklin County census tracts was nominated for the Opportunity Zone program. The “Brookville-area” tract was submitted based on its recent run of local public and private investment, making it the most competitive of the two. Additional community support was solicited through the nomination process, which ended on March 23rd. A follow up package containing pertinent community information was compiled and forwarded to the Governor’s office to supplement the nomination.
- Followed up with the Franklin County Auditor’s office to offer assistance with the completion of the Redevelopment Commission annual report for 2017. The report had already been completed and submitted by the Auditor.

Engagement

- Met with the Franklin County Auditor and staff to discuss TIF management and assessed value of residential properties. We also discussed the parcels and boundaries included within the Brookville TIF district, and the establishing documents for the TIF.
- Followed up with a representative from Umbaugh to discuss base year neutralizations and potential software issues relating to residential assessments. Followed up with representatives from the Town of Brookville and the Brookville Redevelopment Commission, to advise on TIF related items that may require additional research and follow up.
- Met with an Indianapolis-based attorney to preliminarily discuss Franklin County TIF expansion, collections and local processes.
- Participated in the March meeting of Franklin County EDC through call-in to discuss the Opportunity Zone program with those in attendance. Prior to the meeting, we worked with the Commissioners office to ensure all upcoming meetings had been posted and proper notifications were sent out.
- Met with representatives from HWC Engineering to discuss public realm project opportunities in both Brookville and Franklin County.
- Communicated with the Town of Brookville, advising on local processes needed to consider business requests to participate in the riverfront development district liquor license program.
- Offered feedback to the Franklin County Commissioners on compositions of redevelopment commissions throughout southern Indiana to address any vacancies moving forward.